



An
Bord
Pleanála

Inspector's Report

ABP-319446-24

Development	Construction of a dwelling house and associated site works.
Location	Ballagh, Bushypark, Galway
Planning Authority	Galway City Council
Planning Authority Reg. Ref.	2360071
Applicant(s)	Fergal Monaghan and Eva Corcoran
Type of Application	Permission
Planning Authority Decision	Refuse Permission
Type of Appeal	First
Appellant(s)	Fergal Monaghan and Eva Corcoran
Observer(s)	None.
Date of Site Inspection	24 th September 2024.
Inspector	Darragh Ryan

1.1. Site Location and Description

- 1.1.1. The application site is situated in the townland of Ballagh, Bushypark, on the northwestern outskirts of Galway City, approximately 3.6 km from the city centre. Access to the site is proposed via an entrance onto a right-of-way access road directly north of the site. This access road connects to the N59 at a T-junction, approximately 190 meters from the site entrance.
- 1.1.2. The site comprises underutilised agricultural land set within a predominantly residential area. It features a slope away from the right-of-way, with elevation levels ranging from 38.5m AOD to 42.5m AOD. The contours of the site generally extend from southeast to northwest.
- 1.1.3. The surrounding area is characterised by low-density suburban development, primarily consisting of one-off houses along the local road network interspersed with agricultural land. A detached dwelling lies 50 north west and there is a row of detached houses south of the site boundary, one of seven homes located to the south of the site. The site area is stated at .18ha.

2.0 Proposed Development

- 2.1. The proposed development comprises:
 - The construction of a new split level dwelling house with a floor area of 234sqm
 - Construction of an integrated garage
 - An on-site wastewater treatment system, including tertiary treatment with infiltration area.
 - New access onto right of way access road.

3.0 Planning Authority Decision

3.1. The planning authority issued a decision to refuse permission for three reasons as follows:

1. The position of the finished floor level, for any proposed residential unit to be located on this site, has been established under Pl. Ref.NO 20/354, Condition No.4 and the current proposed development, which does not meet the levels indicated, would if permitted be considered to be excessive and in combination with slope of this site, would contravene the referred to conditions and be contrary to the proper planning and sustainable development of the area.
2. The applicant has failed to demonstrate the suitability of the site for the treatment and disposal of effluent in accordance with the requirements of the EPA Code of Practice for Wastewater Treatment and Disposal Systems serving Single Houses. Therefore, the proposed development, if permitted would be therefore likely to create conditions prejudicial to public health.
3. The applicant has failed to demonstrate how the additional traffic accessing and exiting the site would be accommodated and, if permitted, the proposed development would endanger public safety and create a traffic hazard.

3.2. Planning Authority Reports

3.2.1. There are to Planning Reports on file. The reports can be summarised as follows:

- The site is located on lands zoned R2 as set out by Galway City Council Development Plan 2023 – 2029. Principle of development is considered acceptable.
- The FFL of the dwelling has been set out under condition 4 of previous grant of permission, the upper flood level has been restricted to 41.5OD. The FFL of the current dwelling is 43.5OD which exceeds this level - further information sought.

- Significant Information absent from the Site Suitability Assessment submitted with the application - Further information sought
- No details of how surface water is managed on site or access roadway – Further information sought.
- Certificate of compliance for DMURS is sought on the proposed access roadway.

Upon receipt of further information the planning authority considered the following:

- The applicant has not addressed issues of FFL as requested. The detailed submission includes cross sections and other locations of more recently granted permissions. In any case consideration of the proposal would contravene a condition attached to a previous permission and the proposal is not considered acceptable.
- The submission in relation to access road is insufficient and did not meet the requirements for assessment.
- The details submitted with regard to the disposal of effluent via a treatment system and percolation area were forwarded to the Environment Department and a report has been issued which outlines the shortcomings in this regard.

3.2.2. Other Technical Reports

- **Environment Department** – Two reports with respect to Waste Water Treatment System

1st report as follows:

3.2.3. Based on the information available online and in the report and the confirmations in the specialist's reports it is our opinion that due to the absence of the information outlined below it was not possible to determine if the design proposal is in line with the EPA Code of Practice for Wastewater Treatment and Disposal Systems serving Single Houses (P.E. ≤10) [EPA COP].

In summary the following are required:

- Assessor to confirm the number of bedrooms within the proposed dwelling, drawings show four, but the EPA form notes three. A revised EPA form should be sent to Galway City Council for review.

- The assessor is to provide dimensions on the Site Layout showing separation distances from the tank/plant and infiltration/treatment area to the proposed on-site dwelling house, existing and proposed soakaways, DWWTS (existing and proposed), neighbouring dwelling house and adjacent sites, boundaries, and any other relevant features.
- All details of dimensions to adjacent houses, ground water direction, and any other relevant features to be noted on drawings.
- Assessor to confirm the situation in relation to the bedrock type. The assessor has noted the bedrock type to be Moy Sandstone Formation, when it appears that the bedrock type is shown elsewhere as Errisbeg Townland Granite. This requires clarification and a revised EPA form should be sent to Galway City Council for review.
- Test hole locations are not shown on drawings. Site layout showing measurements to test holes and trial hole location is required.
- A Site section is included in the application; however, it does not show full detail of the proposed system in relation to the site. The assessor is to provide a fully detailed site-specific and locationspecific cross section through the site (prepared to an appropriate scale), clearly indicating all the proposed relevant levels, finished floor levels, treatment plant and polishing pipe invert levels, bedrock levels, discharge pipe invert levels, highest winter water table levels etc. as required in the correct location proposed. All levels shall be related to Malin Head Ordnance Datum. Assessor to confirm with evidence and reference that separation distances in the cross section comply with EPA COP.
- Confirm fully the distances to any targets at risk, water sources and outline by way of study specific to the proposal (time of travel calculation is required) and the assessor is to certify that the proposal for this site meet the EPA COP

2nd report as follows:

3.2.4. A Site section is included in the application; however, it does not show full detail of the proposed system and layers in relation to the site. The assessor is to provide a fully detailed site-specific and location-specific cross section through the site (prepared to an appropriate scale), clearly indicating all the proposed relevant levels, finished floor levels, treatment plant and polishing pipe invert levels, bedrock levels, discharge pipe invert levels, highest winter water table levels etc. as required in the correct location proposed. All levels shall be related to Malin Head Ordnance Datum. Assessor to confirm that the required minimum separation distances, particularly the correct separation distance to the highest winter water table in the cross section comply with the EPA COP by way of providing evidence and direct reference to the EPA COP.

3.2.5. Traffic and Transport –

- Details of management of surface water from the site in line with best practice SUDS techniques is required.
- A compliance statement for DMURS is required.

3.3. Prescribed Bodies

- None

3.4. Third Party Observations

- None

4.0 Planning History

Current Site

- PA reg ref- 20/354: Permission Granted to Brid Lawless for outline permission for development which will consist of for a new dwelling house, garage and new wastewater treatment system and associated site works

- PA reg ref 08/229: Permission Granted for outline for a new dwelling house, garage and sewage treatment plant and associated site works
- PA reg ref 92/105: Refused permission for erection of dwellinghouse and septic tank

Adjacent Site

- PA reg ref 06/117: Outline permission for a new dwellinghouse and sewage treatment plant
- PA reg ref 07/600: Permission consequent to outline permission ref. number (06/117) for new dwelling house and sewage treatment plan
- PA reg ref 05/664: Permission was Granted for a dwelling house on the adjacent site to the west.

5.0 Policy Context

5.1. Galway City Development Plan 2023 -2029

Site Zoned R2 –

“To provide for sensitive residential infill where such infill will not have an impact on the environmental and visual sensitivities in the area, including those in particular the subject of Policy 5.2 and where such infill can be assimilated satisfactorily through design, layout and amenity impact in a manner that does not detract from the character of the area”.

Section 11.3 Development Management Standards and Guidelines

Residential Development In considering residential development proposals the Council shall have regard to a broad range of issues, including the following:

1. Design quality (urban design, architecture, landscape, biodiversity, DMURS, SUDS)
2. Site features and context
3. Residential Density
4. Building height

5. Residential mix (dwelling type, size, tenure, and specialist housing)
6. Existing neighbourhood facilities and the need for additional facilities
7. Integration with the surrounding environment in terms of built form and the provision of walking / cycling permeability
8. Infrastructural requirements with respect to water will require evidence to be provided by the developer of consultation with Irish Water prior to applying for planning permission to ensure that adequate water services will be available to service the development and that existing water services will not be negatively impacted.

Section 11.3.2 Where wastewater treatment systems are required, they shall comply with the requirements of the Environmental Protection Agency: Code of Practice Wastewater Treatment and Disposal Systems Serving Single House (EPA 2009) and its replacement the EPA Code of Practice for Domestic Wastewater Treatment Systems (Population Equivalent ≤ 10) (2021), and any subsequent revisions and any new legislative requirements

5.2. Natural Heritage Designations

Lough Corrib SAC - 900m to the east

Galway Bay Complex SAC – 4.8km to the south

5.3. EIA Screening

See completed form 2 on file. Having regard to the limited nature and scale of development and the absence of any significant environmental sensitivity in the vicinity of the site as well as the criteria set out in Schedule 7 of the Planning & Development Regulations there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

6.0 The Appeal

6.1. Grounds of Appeal

The is a first party appeal against the Decision of Galway City Council to refuse permission for the construction of a dwelling, integrated garage, onsite waste water treatment system and new access onto the right of way access road. The applicant has addressed each refusal reason in turn and these make up the grounds of appeal:

6.1.1. Finished Floor Level

- The refusal reason cited refers to a previous planning permission 20/354. The applicant sought a whole new permission with a different red line boundary and seeks that their application be assessed on its own merits.
- The reference to FFL made by the planning authority is with regard to an older permission 08/229. The applicant seeks that the Board have regard to current design proposal as proposed, which is considered to be of sensitive design and of limited impact on the landscape.

6.1.2. Site Suitability Assessment

- As part of the outstanding issue as outlined by the council engineer with respect to waste water treatment system, the applicant asserts that the correct separation distances form the level of the winter water table complying with EPA code of Practice 2021. The site assessor has confirmed in a letter dated the 02/04/2024 that the trial hole was monitored over the winter period and no water was observed.
- The site has been subject to a site assessment under different planning applications and on both occasions, the site was deemed suitable for the treatment and disposal of effluent.

6.1.3. Site Access

- The T & I department did not recommend a refusal on the grounds of site access but recommended conditions.
- Sightlines are available from the access

- SUDS measures have been incorporated on site to ensure surface water is fully managed so as not to flow onto access road or other properties
- Details of DMURs have been addressed.

6.2. **Planning Authority Response**

- None

6.3. **Observations**

- None

6.4. **Further Responses**

- None

7.0 **Assessment**

7.1. Having examined the application details and all other documentation on file, including the appeal, and having inspected the site and having regard to the relevant national and local policy guidance, I consider the main issues in relation to this appeal are as follows:

- Design
- Site Suitability Assessment
- Other Issues
- Appropriate Assessment

7.2. Design

7.2.1. The primary reason for refusal as set out by the Planning authority was that the proposed finished floor level (FFL) of 43.5 OD is considered excessive and deviates from the 41.5 OD stipulated in condition 4 of the previous grant of permission (Ref: 20/354).

7.2.2. The proposal involves a 234 sqm split-level dwelling designed to integrate with the sloping landscape. The design features a flat roof with a parapet height of 46.90m

and an upper ground floor FFL at 43.50 OD. The lower ground floor incorporates a sedum garden roof, resulting in a cross-shaped layout when viewed from above. A south-facing terrace with a pergola canopy roof is also included. The site is situated between an access road (level 38.2 OD) and an existing dwelling (FFL 50.6 OD) to the south of the red line boundary.

- 7.2.3. Section 11.3.1 of the Galway City Development Plan 2023-2029, outlines general design principles for housing outside the city centre. Preservation of rural character, promoting low-density development, and ensuring new constructions integrate harmoniously with the existing landscape are the key provisions with respect to residential design. The proposed dwelling demonstrates a sensitive approach to site integration by utilising a split-level design to follow site contours, minimising the requirement for cut and fill, and incorporating green roof elements. This design strategy aligns with the Development Plan's emphasis on innovative layouts that respect adjoining developments.
- 7.2.4. The applicant has provided a detailed height analysis that allows for a complete assessment of potential visual impact. While the proposed FFL (43.5 OD) deviates from the previously stipulated 41.5 OD, this variance can be justified. The original outline application (20/354) envisioned a traditional bungalow, necessitating more extensive site alterations in terms of cut and fill and a higher overall profile. Site sections have also been provided by the applicant which show the proposed dwelling and a typical bungalow dwelling. The sections indicate that the parapet height of typical bungalow dwelling with an A shaped roof would be substantially higher than what is proposed in this instance. In contrast, the current proposal presents a bespoke, contemporary design that minimises site intervention and will provide a parapet height that will be lower than a standard bungalow construction.
- 7.2.5. Furthermore, the proposed FFL and parapet height are not excessive when considered in the context of neighbouring development. The site sections provided indicate the existing neighbouring house to the north has a finished floor level of 47.4OD and ridge height of 58.3OD. I consider this to be the most relative comparison in terms of site levels. The proposed parapet height of 46.0D with a finished floor level of 43.0D is my view acceptable owing to site level and quality of design proposal. The development is not located within or near a designated scenic view. The design's low profile and integration with the landscape suggest minimal

negative impact on local visual amenities and neighbouring properties. I consider that the design as presented is of high quality that will not detract from an undue degree to the amenities of the area.

- 7.2.6. Having regard to amenity of neighbouring properties, the property that will be most impacted by the development shall be the property immediately north of the site across the private access road. The proposed dwelling is set back on site 11.94m with the first floor element set back 26m from the front boundary and 57m from the rear of the property to the north. The proposed dwelling is also angled so that it is not directly overlooking the rear garden space of the property to the north. Owing to the distance and intervening scrub boundary, I do not consider the loss of amenity to this neighbouring property to be substantial. I recommend as part of any grant of permission that a condition attach seeking a front boundary of native tree and hedge species to be planted prior to first occupation of the dwelling to increase screening between the two sites.
- 7.2.7. The proposed development demonstrates a high-quality, site-specific design that aligns with the principles outlined in Section 11.3.1 of the Galway City Development Plan 2023-2029. The finished floor levels as presented are not excessive when considered against the parapet height of the proposed dwelling and the existing parapet heights of neighbouring dwellings. The contemporary nature of the proposal and its minimal site intervention represent an innovative design solution that respects the local context.

7.3. Site Suitability Assessment

- 7.3.1. The applicant has completed a Site Characterisation Form that concludes the site is suitable for a tertiary treatment system and soil polishing filter (Tricel Novo IRL 6). A trial hole was dug to a depth of 2.1m, where bedrock was encountered. The vulnerability of the site is High R21, the groundwater aquifer is considered poor. The soil profile as described includes a gravely clay with abundant cobbles and boulders.
- 7.3.2. It is stated that a T test was conducted, resulting in a value of 3.78. Additionally, a P test yielded a value of 7.31. Both results are within the parameters specified in the EPA Code of Practice document.

- 7.3.3. The applicant proposes to install a tertiary treatment system with Packaged Plant and a Puraflo system. The system will provide tertiary treatment, where treated liquids are disposed into the ground through a gravel distribution layer beneath the Puraflo module. The gravel distribution layer is 300mm thick and is sized and 22.50m² based on PE of 6 and Subsurface/surface value of 6. The filter size is based on a PE of 6 and a loading rate of 20l/m²/d. The sizing corresponds with Table 6.4 of the EPA code of practice. Based on the submitted information it has been demonstrated that the proposed wastewater treatment system, complies with EPA Code of Practice guidance in terms of ground conditions and separation distance.
- 7.3.4. I note the Planning Authority raised concerns in relation to a lack of a site layout plan demonstrating separation distances in accordance with EPA requirements. A cross section provided as part of the further information request indicates separation distances between dwelling and treatment system and also clarification with respect to winter water table. In this regard I do consider the issue of wastewater treatment has been adequately dealt with and the site is suitable for the treatment of wastewater. I consider the proposal to install a packaged wastewater treatment system in this instance to be acceptable and accords with Section 11.3.2 of the Galway City Development Plan 2023 - 2029.

7.4. Other Issues

7.4.1. Access – Surface Water

The third reason for refusal related to concerns about the applicant's failure to demonstrate adequate sightlines from the proposed access onto the right of way access road. The proposed access is situated at the easternmost part of the site, and the right of way access road is a gravel surface where vehicle speeds are generally low. Given these conditions, I do not consider that sightline issues represent a substantive concern in this instance. The volume of traffic along the right of way is minimal, and any necessary boundary planting can be managed to ensure it does not obstruct sightlines.

- 7.4.2. As part of the appeal, the applicant has submitted a Site Visibility Assessment, which includes sightlines of 50m along the right of way access. This addresses the issue

raised by the Transport Department of Galway City Council, which had noted the absence of a sightline drawing. The applicant has also provided a Certificate of Compliance with the Design Manual for Urban Roads and Streets (DMURS) in accordance with Section 4.6 of the Galway City Development Plan with regard to the right of way access.

- 7.4.3. Given the details provided, including the fact that the right of way access meets the N59 public road within a 50 km/h speed limit zone, I am satisfied that the sightline visibility is acceptable. The applicant has provided sufficient information to facilitate a comprehensive assessment, and the issue of sightlines is not a valid reason for refusal.

7.4.4. Surface Water Management

The applicant has also submitted detailed proposals for managing surface water on the site in accordance with Sustainable Urban Drainage Systems (SUDS) principles. These proposals include soak pit calculations and supporting details for surface water attenuation measures. Trial hole testing has been conducted on site, and supporting calculations for the soakaways, located to the south (rear) and north (front) of the site, have been provided.

- 7.4.5. Importantly, the applicant has demonstrated that surface water will be managed within the site, ensuring no runoff onto the private access road or neighbouring properties. The applicant's submissions demonstrate compliance with Section 9.4 of the Galway City Development Plan 2023 - 2029

Based on the above assessment, I consider that the applicant has sufficiently addressed the concerns raised in relation to both sightlines and surface water management. The proposed development complies with the relevant provisions of the Galway City Development Plan, and the issues identified in the third reason for refusal have been adequately addressed. Therefore, I recommend that planning permission be granted for the proposed development.

8.0 AA Screening

I have considered the proposal to construct a dwelling in light of the requirements S177U of the Planning and Development Act 2000 as amended.

The subject site is located within a suburban location 900m west of Lough Corrib SAC and 4km North of Galway Bay Complex SAC. The development proposal consists of construction of a single dwelling on zoned land.

Having considered the nature, scale, and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any European Site. The reason for this conclusion is as follows:

- scale and nature of the development
- Location-distance from nearest European site and lack of connections

I conclude that on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects. Likely significant effects are excluded and therefore Appropriate Assessment (stage 2) (under Section 177V of the Planning and Development Act 2000) is not required.

9.0 Recommendation

The proposed development is in compliance with the guidelines outlined in the Galway City Development Plan 2023 - 2029, specifically Section 11.3.1 with respect to design and Section 4.6 with respect to access and sightlines. The proposal adheres to Section 11.3.2 of the Galway City Development Plan 2023 to 2029 with respect to wastewater treatment systems and the “Code of Practice – Wastewater Treatment and Disposal Systems Serving Single Houses (p.e less than 10)” – Environmental Protection Agency 2021. It is considered that, subject to compliance with the conditions set out below, the proposed development would not be seriously injurious to the amenities of the area or and would not give rise to implications for traffic safety or public health with respect to wastewater treatment system. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the plans and particulars received on the 3rd of April 2024 except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the Planning Authority, the developer shall agree such details in writing with the Planning Authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The treatment plant and polishing filter shall be located, constructed and maintained in accordance with the details submitted to the planning authority and in accordance with the requirements of the document entitled "Code of Practice - Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. ≤ 10)" – Environmental Protection Agency, 2021. No system other than the type proposed in the submissions shall be installed unless agreed in writing with the planning authority.

(b) Certification by the system manufacturer that the system has been properly installed shall be submitted to the planning authority within four weeks of the installation of the system.

(c) A maintenance contract for the treatment system shall be entered into and paid in advance for a minimum period of five years from the first occupancy of the dwellinghouse and thereafter shall be kept in place at all times. Signed and dated copies of the contract shall be submitted to, and agreed in writing with, the planning authority within four weeks of the installation.

(d) Surface water soakaways shall be located such that the drainage from the dwelling and paved areas of the site shall be diverted away from the location of the polishing filter.

(e) Within three months of the first occupation of the dwelling, the developer shall submit a report from a suitably qualified person with professional indemnity insurance certifying that the proprietary effluent treatment system has been installed and commissioned in accordance with the approved details

and is working in a satisfactory manner and that the polishing filter is constructed in accordance with the standards set out in the EPA document.

Reason: In the interest of public health

3. All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties.

(b) The access driveway to the proposed development shall be provided with adequately sized pipes or ducts to ensure that no interference will be caused to existing roadside drainage.

Reason: In the interest of traffic safety and to prevent surface water pollution.

4. Sight distance triangle shall be adequately maintained and kept free from vegetation or other obstructions that would reduce visibility below the minimum required.

Reason: In the interest of traffic safety.

5. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interest of visual and residential amenity

6. a) Prior to first occupation of the dwelling, the northern (front) boundary of the site shall be landscaped with native tree and hedge species. Full details shall be provided for the written agreement of the planning authority.

b) The site shall be landscaped, using only indigenous deciduous trees and hedging species, in accordance with details which shall be submitted to and agreed in writing with, the planning authority prior to commencement of development. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development shall be replaced within the next planting season with other of

similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In order to screen the development and assimilate it into the surrounding landscape, in the interest of visual amenity.

7. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

Darragh Ryan
Planning Inspector

31st of October 2024

Appendix 1 - Form 1
EIA Pre-Screening
[EIAR not submitted]

An Bord Pleanála Case Reference	319446 - 24		
Proposed Development Summary	Construction of a dwelling house		
Development Address	Ballagh, Bushypark, Galway		
1. Does the proposed development come within the definition of a ‘project’ for the purposes of EIA? (that is involving construction works, demolition, or interventions in the natural surroundings)	Yes	X	
	No		

2. Is the proposed development of a class specified in Part 1 or Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) and does it equal or exceed any relevant quantity, area or limit where specified for that class?				
Yes				
No	X			Proceed to Q.3
3. Is the proposed development of a class specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) but does not equal or exceed a relevant quantity, area or other limit specified [sub-threshold development]?				
		Threshold	Comment (if relevant)	Conclusion
No				
Yes	X	Class/Threshold.....		Proceed to Q.4

4. Has Schedule 7A information been submitted?		
No	X	Preliminary Examination required
Yes	X	Screening Determination required

Inspector: _____ **Date:** _____

Form 2

EIA Preliminary Examination

An Bord Pleanála Case Reference	319446-24	
Proposed Development Summary	Construction of a dwelling house, with onsite waste water treatment system,	
Development Address	Ballagh Bushypark Galway	
The Board carries out a preliminary examination [Ref. Art. 109(2)(a), Planning and Development Regulations 2001 (as amended)] of, at least, the nature, size or location of the proposed development having regard to the criteria set out in Schedule 7 of the Regulations.		
	Examination	Yes/No/ Uncertain

<p>Nature of the Development</p> <p>Is the nature of the proposed development exceptional in the context of the existing environment?</p> <p>Will the development result in the production of any significant waste, emissions or pollutants?</p>	<p>The site is located on a site of agricultural land. The proposed development is not exceptional in the context of existing environment.</p> <p>No the proposal is to construct a dwelling house. All waste can be managed through standard construction management measures.</p>	No
<p>Size of the Development</p> <p>Is the size of the proposed development exceptional in the context of the existing environment?</p> <p>Are there significant cumulative considerations having regard to other existing and/or permitted projects?</p>	<p>No the red line boundary of the site remains the same. There is no extension to boundary as a result of proposed development. The site area is .18ha.</p> <p>There are no other developments under construction in proximity to the site. All other development are established uses.</p>	No
<p>Location of the Development</p> <p>Is the proposed development located on, in, adjoining or does it have the potential to significantly impact on an ecologically sensitive site or location?</p> <p>Does the proposed development have the potential to significantly affect other significant environmental sensitivities in the area?</p>	<p>The proposed development is located 900m west of Lough Corrib SAC and 4.6km north of Galway Bay Complex SAC. The proposal includes standard best practices methodologies for the control and management of wastewater and surface water on site.</p> <p>There are no other locally sensitive environmental sensitivities in the vicinity of relevance.</p>	No
Conclusion		

There is no real likelihood of significant effects on the environment.

EIA not required.

Inspector: _____

Date: _____

DP/ADP: _____

Date: _____

(only where Schedule 7A information or EIAR required)

